

**ZONING REVIEW BOARD  
OCTOBER 10, 2013  
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES**

1. **U-13-16-** An Ordinance granting a Special Use Permit for a **PERSONAL CARE HOME**, pursuant to Section 16-05.005 (1) (g), property located at **1611 MILL ACRES DRIVE, S.W.** fronting approximately 99 feet on the south side of Mill Acres Drive and approximately 140 feet west of the intersection of Mill Acres Drive and Willis Mill Road. Depth: varies. Area: approximately 0.408 acres. Land Lot 200, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: THERESA HALEY  
APPLICANT: STEPPING STONES YOUTH CENTER, INC.  
NPU I COUNCIL DISTRICT 11  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: 30-DAY DEFERRAL-NOVEMBER 2013**  
**ZRB RECOMMENDATION: 30-DAY DEFERRAL-NOVEMBER 2013**
  
2. **U-13-17-** An Ordinance granting a Special Use Permit for a **PRESCHOOL** pursuant to Section 16-06A.005 (1) (b), property located at **1223 HARDEE STREET, N.E.** fronting approximately 199 feet on the south side of Hardee Street and approximately 160 feet east of the intersection of Hardee Street and Screven Avenue. Depth: varies. Area: approximately 3.32 acres. Land Lot 208, 15<sup>th</sup> District, Dekalb County, Georgia.  
OWNER: JAMES L. SMITH/ANTIOCH EAST BAPTIST CHURCH, INC.  
APPLICANT: NEW MORNING COMMUNITY PRESCHOOL and  
DEBORAH N. VICKERY  
NPU O COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
  
3. **U-13-18/U-05-31** - An Ordinance to amend Ordinance 05-O-1941 (U-05-31) which granted a Special Use Permit for a **DAY CARE CENTER** pursuant to Section 16-05.005 (1) (b), property located at **2700 BUTNER ROAD, S.W.**, fronting approximately 282 feet on the southeasterly side of Butner Road. Depth: varies; Area: .37 acres; Land Lot 66, 14th FF District, Fulton County, Georgia.  
OWNER: SHIWILA M. WILLIS  
APPLICANT: SHIWILA M. WILLIS  
NPU P COUNCIL DISTRICT 11  
**NPU RECOMMENDATION: NO ACTION TAKEN**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: 30-DAY DEFERRAL-NOVEMBER 2013**

4. **Z-13-29-** An Ordinance to rezone from the R-5 (Two Family Residential) District to the RG-1-C (Residential General-Sector 1 Conditional) District for property located at **951 and 961 FAIR STREET, S.W.**, fronting approximately 75 feet on the north side of Fair Street beginning approximately 387.5 feet from the NW corner of Fair Street and Joseph E. Lowery Boulevard. Depth: varies. Area: 0.215 acres. Land Lot 116, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: GEORGE DOE  
APPLICANT: PASCHAL U. IKE  
NPU T COUNCIL DISTRICT 4  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE**  
**ZRB RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE**
5. **Z-13-30-** An Ordinance to rezone from the C-3 (Commercial Residential), C-3-C (Commercial Residential-Conditional) and R-4 (Single Family Residential) Districts to the C-3-C (Commercial Residential-Conditional) and R-4 (Single Family Residential) Districts for property located at **1875, 1891, 1895 AND 1901 PEACHTREE ROAD, N.E.**, fronting approximately 390 feet on the east side of Peachtree Road beginning approximately 404 feet from the intersection of Peachtree and Palisades. Depth: varies. Area: 3.25 acres. Land Lot 110, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: DOUGLAS DRANEY, MANGER OF LMSPTREE, LLC.,  
JAMES B. CUMMING, R. B. WILSON, JR.  
AND MICHAEL NASSARRGH OF SEMAH, INC. .  
APPLICANT: CORNERSTONE DEVELOPMENT PARTNERS, LLC  
/CO JAMES N. NEY  
NPU E COUNCIL DISTRICT 7  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: 60-DAY DEFERRAL-DECEMBER 2013**  
**ZRB RECOMMENDATION: 60-DAY DEFERRAL-DECEMBER 2013**
6. **Z-13-31-** An Ordinance to rezone from the C-1-C (Community Business-Conditional) District to the MR-4B (Multi-family Residential) District for property located at **627 IRWIN STREET, N.E.** fronting approximately 100 feet on the south side of Irwin beginning 400 feet from the southwest corner of Randolph. Depth: approximately 200 feet. Area: approximately .49 acres. Land Lot 19, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: JIM LAVALLEE/EPIC DEVELOPMENT, LLC.  
APPLICANT: JIM LAVALLEE/EPIC DEVELOPMENT, LLC.  
NPU M COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

7. **Z-13-41** An Ordinance by zoning committee to amend the Buckhead/Lenox stations block area map to incorporate the property located at 3463 (aka 3465) Piedmont Road, N.E. and assign a block area thereto; to amend the official zoning map of the city of atlanta to revise the Buckhead/Lenox stations district street framework map and to revise the Buckhead/Lenox stations height framework map to include 3463 (aka 3465) Piedmont Road, N.E. in the transition station area; and for other purposes.  
NPU B COUNCIL DISTRICT 7  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE**  
**ZRB RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE**
8. **Z-13-40** An Ordinance to amend the SPI-18 Mechanicsville Neighborhood Special Public Interest District regulations of the 1982 Atlanta Zoning Ordinance as amended, so as to permit existing surface parking lots accessory to permitted non-residential principal uses in subareas 3, 4, 5, 6 and 9 for park-for hire operations during events at Turner Field; and for other purposes.  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**

#### DEFERRED CASES

9. **Z-12-36**-An Ordinance to rezone from the R-3 (Single Family Residential) District to the MR-3 (Multifamily Residential) District, property located at **3519 ROXBORO ROAD, N.E.** fronting approximately 46 feet on the east side of Roxboro Road beginning 24 feet from the northeast corner of Kingsboro Road. Depth: approximately 187 feet Area: approximately 0.50 acres. Land Lot 9, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: MARK G. MILLSAPS  
APPLICANT: REX K. BRAY  
NPU B COUNCIL DISTRICT 7  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: 60-DAY DEFERRAL-DECEMBER 2013**  
**ZRB RECOMMENDATION: 60-DAY DEFERRAL-DECEMBER 2013**
10. **Z-13-10**- An Ordinance to rezone from the RG-2 (Residential General-Sector 2) District to the RG-3 (Residential General-Sector 3) District, property located at **3700 PEACHTREE ROAD, N.E.**, fronting approximately 99 feet on the north side of Peachtree Road beginning approximately 151 feet from the northwest corner of Vermont Road. Depth: varies. Area: approximately 1.147 acres. Land Lot 10, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: PEACHTREE AT CAPITOL CITY, LLC.  
APPLICANT: PEACHTREE AT CAPITOL CITY, LLC  
NPU B COUNCIL DISTRICT 7  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

**END OF AGENDA**